



201104210029

Skagit County Auditor

4/21/2011 Page 1 of 4 10:13AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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**Judgment**  
**11-2-00071-3**

Grantors: Abdias Cambron & Mary Cambron

Grantees: Cascade River Community Club

Legal Description: Lot 194, Cascade River Park No. 1

Additional Legal Description Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63747

Reference Nos of Documents Assigned or Released: N/A

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ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY  
CLUB, Inc., a Washington nonprofit  
corporation

Plaintiff

vs.

ABDIAS CAMBRON & MARY R.  
CAMBRON, h/w

Defendants

Nº 11-2-00071-3

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Abdias Cambron & Mary Cambron
Principal Judgment Amount:	\$1,096.00
Interest to Date of Judgment:	\$61.56
Taxable Costs:	\$358.00
Attorney's Fees:	\$750.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

**II. JUDGMENT**

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; now, therefore, judgment is hereby entered against defendants, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants in the principal amount of \$1,096.00, plus prejudgment interest of \$61.56, for a total judgment of \$1,157.56.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$358.00, and a reasonable attorney's fee as prayed for of \$750.00.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

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### III. DECREE OF FORECLOSURE

3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendants or persons claiming by, through or under the Defendants:

Lot 194, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.  
(P63747)

3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.

3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.

3.4 Plaintiff shall have and retain a deficiency judgment against Defendants, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of sale.

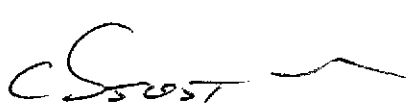
3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendants may have by law.

3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE IN CHAMBERS on April 20, 2011.

  
JUDGE/COMMISSIONER

Presented by:

  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff



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**CRAIG D. SJOSTROM**

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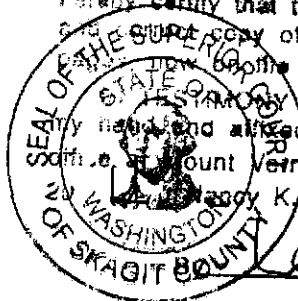
DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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State of Washington, } ss.  
County of Skagit

Nancy K. Scott, County Clerk of Skagit County  
and ex-officio Clerk of the Superior Court of the  
State of Washington, for the County of Skagit, do  
hereby certify that the foregoing instrument is a true  
and correct copy of the original, consisting of 2  
pages in my office.



WHEREOF, I have herunto set  
my hand and affixed the Seal of said Court at my  
office at Mount Vernon this 20 day of April,  
2011. Nancy K. Scott, County Clerk.

Deputy Clerk



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Skagit County Auditor